

MICHAEL J. WORKOSKY, PTP, TOPS, TSOS
PRINCIPAL ASSOCIATE

PROFILE:

Mr. Workosky has over 20 years of experience in traffic, parking, and transportation planning and engineering. He is a registered Professional Transportation Planner (PTP), Traffic Operations Practitioner Specialist (TOPS), and Traffic Signal Operations Specialist (TSOS), and has worked for both private real estate developers and public sector clients. This experience includes site traffic impact studies, retail site assessments, and transportation analyses of large-scale mixed-use developments, parking design and needs studies, and feasibility analyses. He has been accepted as an expert in transportation planning and engineering in the District of Columbia before the Zoning Commission and the Board of Zoning Adjustment.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in every major jurisdiction in the Washington metropolitan area and in over 10 other states. This includes preparation of analyses and reports in support of rezoning, subdivisions, site plan approvals, special exceptions, annexations, and comprehensive plan and proffered condition amendments.

District of Columbia Experience. Prepared traffic impact studies for the following projects in the District of Columbia: National Public Radio Headquarters Relocation, Washington Hilton Hotel, Georgetown Park; Gateway Market and Residences; Fort Totten Metro; Dakota Pointe (Riggs Road/South Dakota Avenue, N.E.); 1515 Fifteenth Street; Tenley Square; Langston-Hughes Property; Square 235 (14th & V Street, N.W.); Lofts 14, 1441 Rhode Island Avenue, Washington Gateway at Fort Lincoln; Highlands Property; and View 14 (14th Street & Florida Ave, N.W.).

Retail Traffic and Parking Studies. Prepared traffic and parking studies for regional shopping centers including Fair Oaks Mall, Fairfax, Virginia; Potomac Mills Mall, Dale City, Virginia; Broad Street, Henrico County, Virginia; The Park at Stony Point, Richmond, Virginia; Gurnee Mills Mall, Gurnee, Illinois; Franklin Mills Mall, Philadelphia, Pennsylvania; Springfield Mall, Fairfax County, Virginia; Plymouth Meeting Mall, Philadelphia, Pennsylvania; Randhurst Shopping Center, Chicago, Illinois; Johnson City Mall, Johnson City, Tennessee; Northglenn Mall,

Northglenn, Colorado; Ridgedale Shopping Center, Minneapolis, Minnesota; Grapevine Mills Mall, Dallas, Texas; Ontario Mills Mall, Ontario, California; The Block at Orange, Orange, California; North Barrington Collection, North Barrington, Illinois; Opry Mills, Nashville, Tennessee; Concord Mills, Charlotte, North Carolina; Katy Mills, Houston, Texas; Georgetown Park, Washington, D.C.

Hospital Traffic and Parking Studies. Prepared and assisted in the preparation of traffic impact and parking demand studies, internal roadway analyses and design, phased parking and traffic studies, and parking facility location and design for several hospitals within the Washington, D.C. metropolitan area. These projects include: Washington Adventist Hospital, Shady Grove Adventist Hospital, Fairfax Hospital, and Fair Oaks Hospital.

Downtown/Mixed-Use Traffic and Parking Studies. Prepared and assisted in the preparation of traffic impact and parking demand studies, internal roadway analyses and design, phased parking and traffic studies, and parking facility location and design for multi-use projects across the United States. These projects include: The Village at Shirlington, Arlington, Virginia; Santana Row, San Jose, California; Miracle Mile, Coral Gables, Florida; Crocker Park, Westlake, Ohio; University Village, Seattle, Washington; Easton Town Center, Columbus, Ohio; Newport on the Levee, Newport, Kentucky; CityPlace, West Palm Beach, Florida; Park Place, Leawood, Kansas; The Village at Valley Forge, Valley Forge, Pennsylvania; National Harbor, Prince Georges County, Maryland, Streets of Buckhead, Atlanta, Georgia; and Westport Waterfront, Baltimore, Maryland.

Residential Traffic and Parking Studies. Prepared and assisted in the preparation of traffic analyses, parking studies, and internal roadway studies for major residential projects in the greater Washington Metropolitan area. These include: Stone Ridge, Loudoun County, Virginia; Cameron Station, Alexandria, Virginia; Huntfield, Charlestown, West Virginia; Villages of Urbana, Frederick County, Maryland, and The Calvert, Alexandria, Virginia.

Roundabout Analysis and Design. Prepared analyses and design plans for the installation of three roundabouts in the State of Maryland. The design activities included the preparation of detailed signing and marking plans for implementation.

Interchange Justification Studies. Conducted studies for modifying existing interchanges and for new interchanges on Interstate highways in Virginia, Michigan, Texas, North Carolina and California.

Retail Feasibility Studies. Prepared and assisted in the preparation of several site feasibility studies for potential retail locations throughout the United States, Canada, and Japan. These analyses were conducted for both small and large-scale shopping centers, and identified potential infrastructure improvements and parking needs assessments.

Parking Studies and Design. Conducted parking needs, feasibility, and shared-use studies for major mixed-use developments and private real estate developers. Designed parking facilities for over 20 shopping centers in the Maryland, Virginia, New Jersey, and Pennsylvania, including a functional parking garage design for the New Jersey State House in Trenton, New Jersey.

EDUCATION: Bachelor of Science, Industrial Technology, California University of Pennsylvania, California, Pennsylvania, December 1987.

AFFILIATIONS: Institute of Transportation Engineers
American Society of Highway Engineers
American Planning Association
International Council of Shopping Centers

PUBLICATIONS: Member, Institute of Transportation Engineers Traffic Engineering Council. A technical committee responsible for evaluating and making recommendations for all aspects of traffic engineering.

Member, Urban Land Institute Washington District Council Technical Assistance Panel. Served as an expert on a multi-disciplined panel that reviewed development options for the New Carrollton Station Metrorail Area.

PUBLIC TESTIMONY

District of Columbia (Zoning Commission and Board of Zoning Adjustment)
Montgomery County, Maryland (Board of Appeals)
Montgomery County, Maryland (Planning Board)
City of Rockville, Maryland
Frederick County, Maryland

City of Frederick, Maryland
City of Gaithersburg, Maryland
Arlington County, Virginia
City of Falls Church, Virginia
City of Alexandria, Virginia
Loudoun County, Virginia
Frederick County, Virginia
State of New Jersey
State of Illinois
State of West Virginia
State of California
State of Ohio

EMPLOYMENT HISTORY

1994 - Present

Wells + Associates, Inc.
McLean, Virginia
Principal Associate

Responsible for project administration, management of technical staff, technical analyses, design, quality control, documentation, and expert testimony.

1988 - 1994

Gorove/Slade Associates, Inc.
Washington, D.C.
Associate

Responsibilities included management of technical and clerical staff, transportation planning and traffic engineering analyses.

OUTLINE OF WITNESS TESTIMONY

Katherine Schantz, Head of School

- A. Background regarding zoning relief for School
- B. Brief overview of School's efforts to address traffic and parking
- C. School's commitment to minimizing impact on neighbors
- D. Community Outreach

Michael Workosky – Wells & Associates

- A. Review of Transportation Report and methodology used to prepare the report
- B. Review of Transportation Report Recommendations and Conclusions
- C. Traffic Management Plan